
Z-2276
FAIRWAY APARTMENTS LLC & KNOLLS APARTMENTS LLC
FAIRWAY KNOLLS PLANNED DEVELOPMENT
FINAL DETAILED PLANS
RESOLUTION PD 06-03

STAFF REPORT
9 March 2006

Z-2276

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**Staff Report
9 March 2006**

BACKGROUND:

On 18 January 2006, APC, by 11 yes and 1 no votes, recommended approval of a reclassification from R3W to PDRS for 5.285 acres of land located at the northwest corner of Neil Armstrong and Palmer Drives in West Lafayette, Wabash 12(SE) 23-5. The West Lafayette Common Council rezoned the site on 6 February 2006.

Petitioner will construct a single 3-story building to expand the existing Fairway Knolls Apartment complex that presently consists of a clubhouse and 6 buildings with 72 dwelling units resulting in 114 bedrooms. City utilities are available on site. A 15' sewer easement is along the entire road frontage to Neil Armstrong Drive. The new building will house 28 units with a total of 52 bedrooms facing Neil Armstrong Drive. The parking standard negotiated for the expansion is 1 space per bedroom. The site plan shows 64 spaces and will provide 12 additional parking places to existing residents at the southeast corner of the complex. Access to the parking area of this additional building will come from two new driveway cuts. The first cut is on the north side of the site roughly 100' from the corner of Neil Armstrong Drive. The second cut is on the south side 130' from the corner of Neil Armstrong and Palmer Drives.

Petitioner's Final Detailed Plans, consist of construction plans and final plat. Bonding has not been requested because the scope of work that would normally require security will be handled through the West Lafayette Engineer's office with a conditional occupancy permit if necessary. Following approval of this resolution petitioner will be able to apply for an improvement location permit and begin construction on the project.

STAFF RECOMMENDATION:

Approval of Resolution PD 06-03

RESOLUTION PD 06-03

WHEREAS Preliminary Plans for *Fairway Knolls Planned Development*, are approved as part of Z-2276, with 7 conditions attached;

WHEREAS all conditions of approval have been met for this stage of development;

WHEREAS UZO 2-27-12-a-2 states that minor modifications approvable by the Administrative Officer “cannot include: any increase in residential **density**; any decrease in residential **density** of 10% or more; any change in **building** dimension or location other than within the defined building envelope; any change in **lot lines**; any change in landscaping other than substitution of species or redesign with the same materials; any alteration in the size and/or location of signage; any change in type of land **use**; any change in the alignment or intersection of **streets**; or any change in restrictive covenants, or horizontal property ownership and owners' association documents regarding these items”; and

WHEREAS the Area Plan Commission Staff finds these Final Detailed Plans to conform to the Approved Preliminary Planned Development as adopted and passed by the West Lafayette Common Council on 6 February 2006;

NOW THEREFORE BE IT RESOLVED that the Area Plan Commission of Tippecanoe County, after Staff examination of the Final Detailed Plans submitted for *Fairway Knolls Planned Development*, does hereby find them to conform to the Approved Preliminary Planned Development Z-2276 as adopted and passed by the West Lafayette Common Council and does hereby grant permission to bond.

GARY W. SCHROEDER, PRESIDENT

SALLIE DELL FAHEY, SECRETARY

DATE

DATE

Ref. No.:

Fairway Apartments LLC & Knolls Apartments LLC
Address

RE: Fairway Knolls Planned Development

Dear Fairway Apartments LLC & Knolls Apartments LLC:

On 15 March 2006, the Area Plan Commission of Tippecanoe County adopted PD 06-03, finding Final Detailed Plans for ***Fairway Knolls Planned Development*** to conform to the Approved Preliminary Planned Development Z-2276 previously approved by the West Lafayette Common Council; and granted permission to bond. A signed copy of that resolution is attached.

You are now eligible to record these Final Detailed Plans consisting of Construction Plans and Final Plat after you give description and proof of surety arrangements. ***Unless you record all or any part of your Final Detailed Plans within 30 days of its approval, that approval expires.*** A member of our staff will assist you in the recording process. Once this is done, we ask that you submit **one set** of the recorded Final Detailed Plans to the West Lafayette Engineer's Office prior to seeking an improvement location permit.

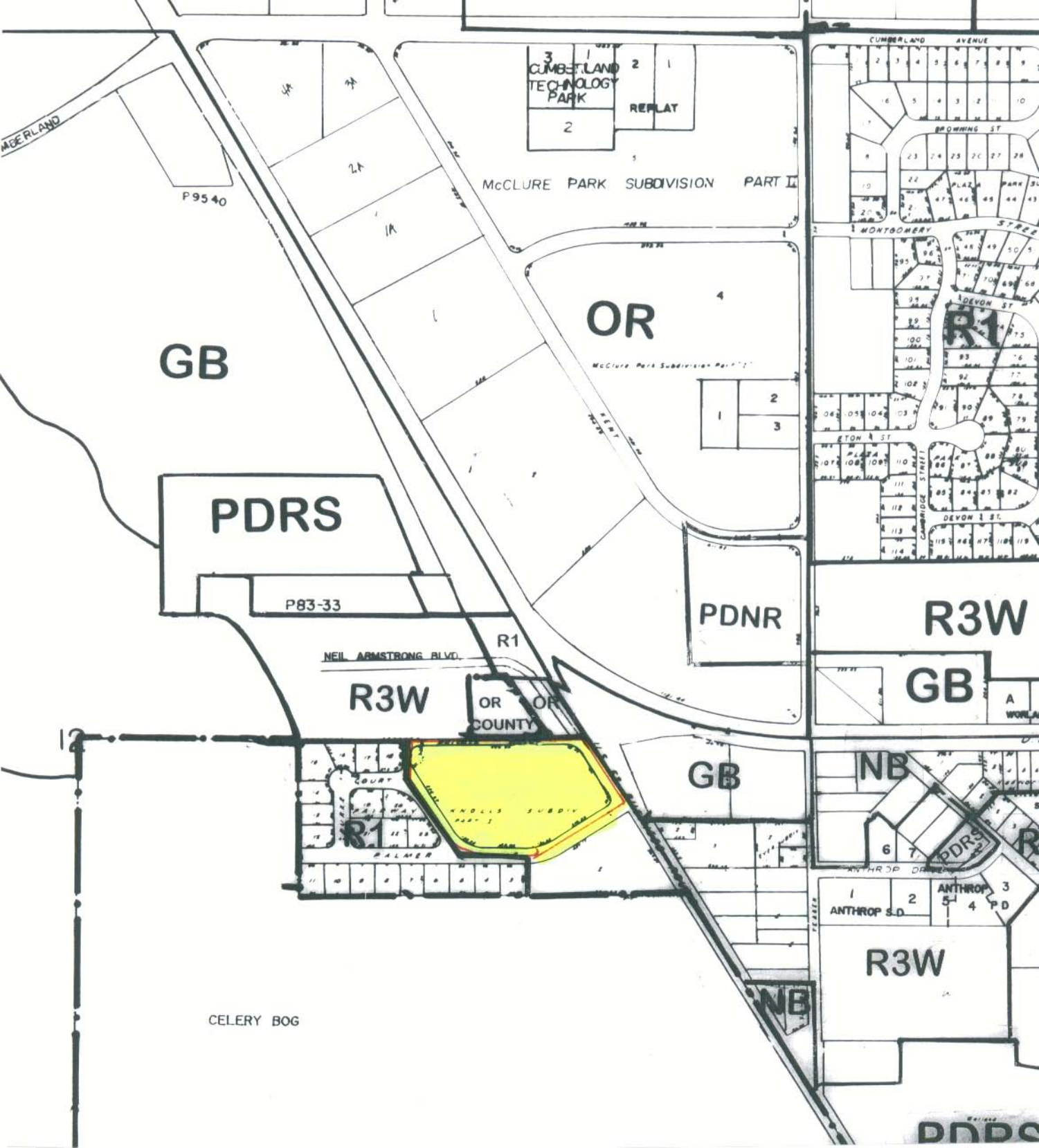
As always, we wish you good luck with your project.

Respectfully,

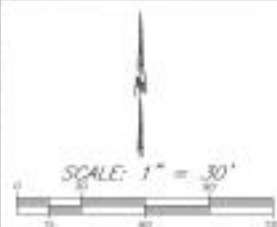
Margy C. Deverall
Assistant Director Area Plan Commission

MCD/lu

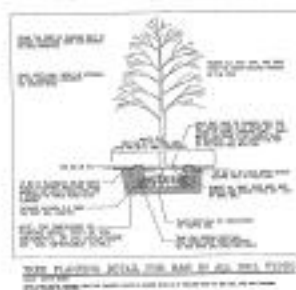
encl: PD 06-03
cc: C&S Engineering







WOODEN FENCE DETAIL
NAIL AND NAIL SPACING SHALL BE AS SHOWN



PLANTING DETAIL
HOLE SHALL BE 12" DIA. AND 6" DIA. ROOT BALL SHALL BE 6" DIA.

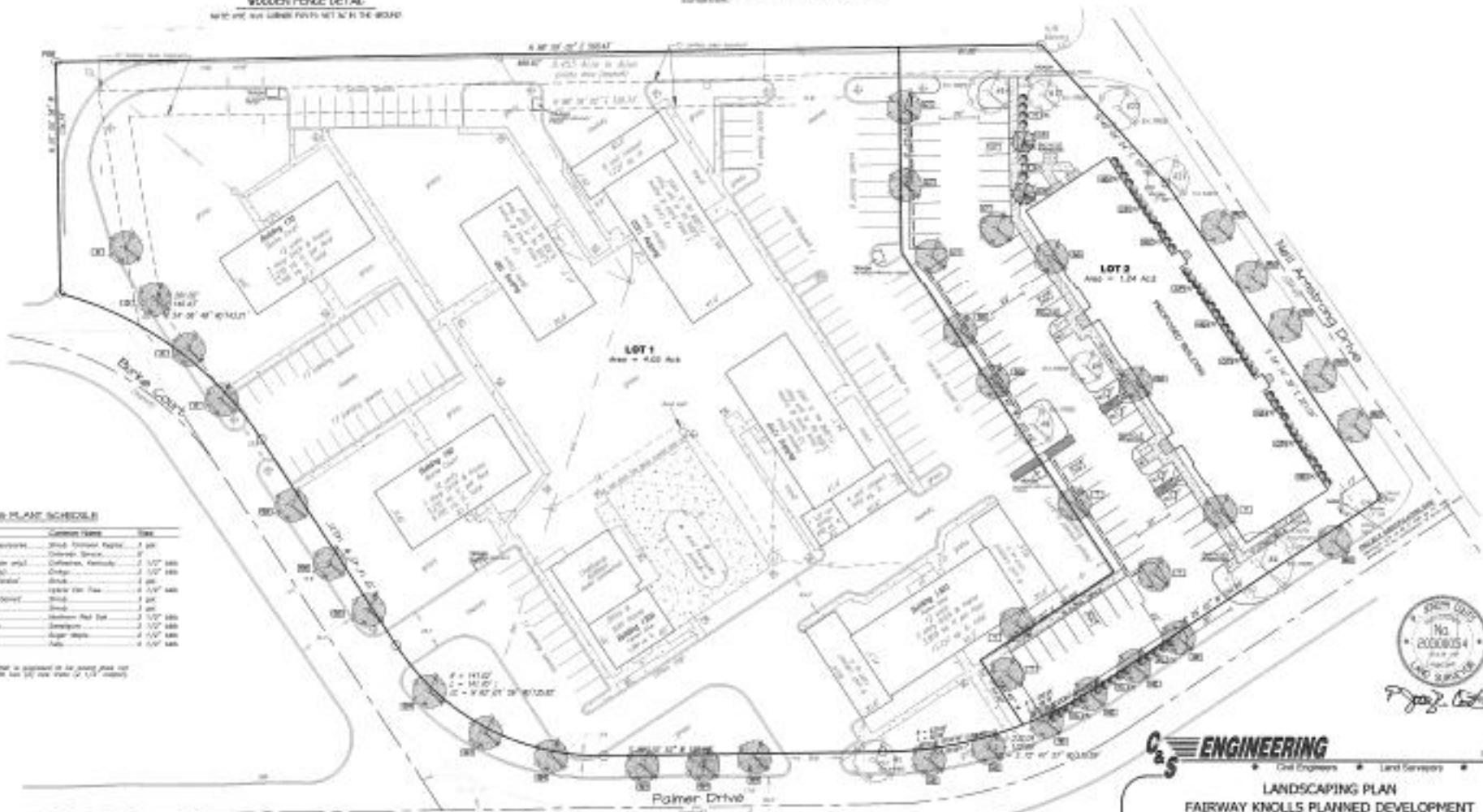
EXISTING TREES TO BE SAVED

TRIP	TYPE	SIZE	CONDITION
11	Star Oak	24"	Good
12	Star Oak	24"	Good
13	Star Oak	24"	Good
14	Star Oak	24"	Good
15	Star Oak	24"	Good
16	Star Oak	24"	Good
17	Star Oak	24"	Good
18	Star Oak	24"	Good
19	Star Oak	24"	Good

LANDSCAPING PLANT SCHEDULE

Qty	Quantity	Botanical Name	Common Name	Size
100	100	Arbutus Fraxinifolia	Strawberry Tree	2 1/2"
100	100	Prunella	Blackberry	2 1/2"
100	100	Quercus	White Oak	2 1/2"
100	100	Quercus	White Oak	2 1/2"
100	100	Quercus	White Oak	2 1/2"
100	100	Quercus	White Oak	2 1/2"
100	100	Quercus	White Oak	2 1/2"
100	100	Quercus	White Oak	2 1/2"
100	100	Quercus	White Oak	2 1/2"
100	100	Quercus	White Oak	2 1/2"

NOTE: If any existing tree that is proposed to be saved shall not be saved, it shall be replaced with two (2) new trees of 1/2" caliper.



C&S ENGINEERING
Civil Engineers • Land Surveyors

LANDSCAPING PLAN
FAIRWAY KNOLLS PLANNED DEVELOPMENT
CITY OF WEST LAFAYETTE, INDIANA

REVISION	DATE	BY	CHKD	DATE	REVISION	DATE	BY	CHKD	DATE
1	12/12/08	SA			1	12/12/08	SA		
2	12/12/08	SA			2	12/12/08	SA		
3	12/12/08	SA			3	12/12/08	SA		

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